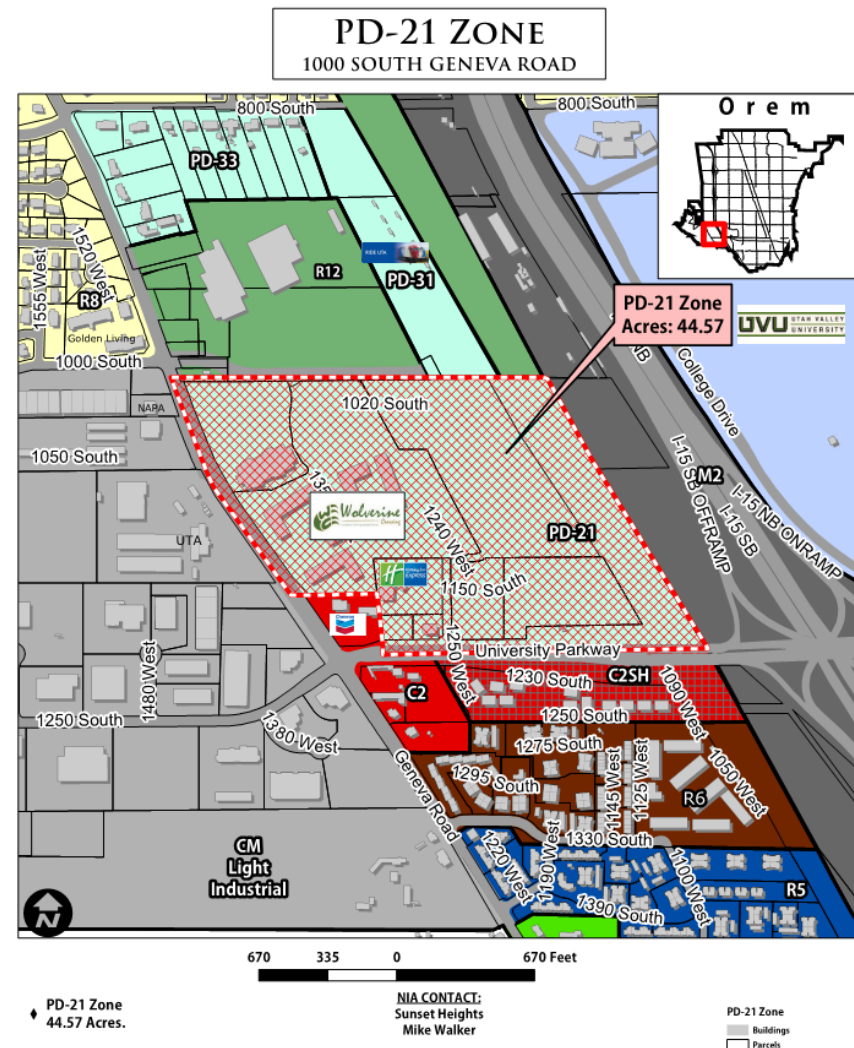


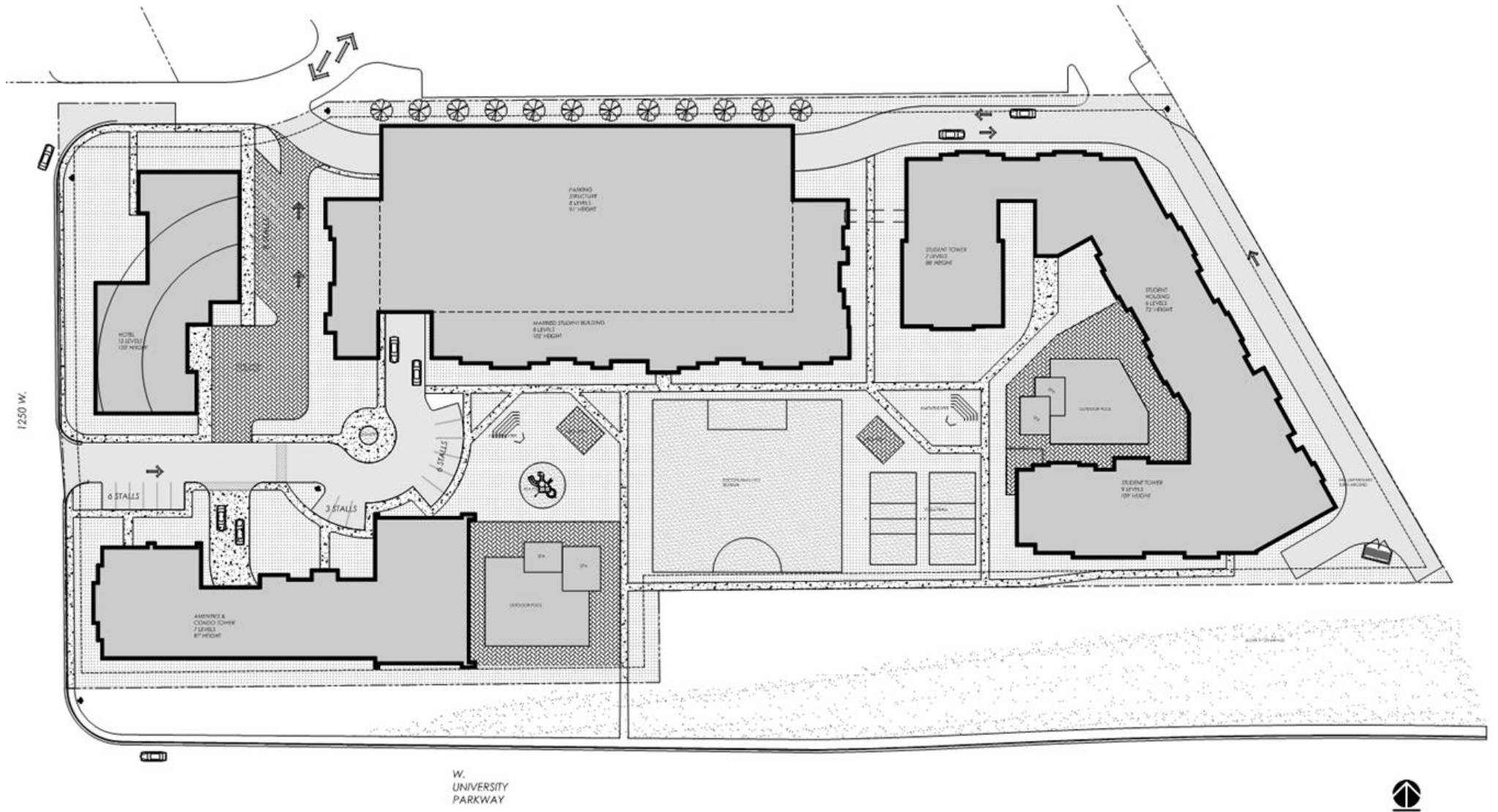
## Items to be considered on April 26, 2016

1. **APPENDIX “O”** – The applicant requests the city amend Appendix “O” of the Orem City Code pertaining to the concept plan and building elevations for Area 3 of the PD-21 zone at 1250 West University Parkway. The applicant obtained revised concept plan approval for the University Downs project in August 2015. The applicant is requesting an additional revision to the overall concept plan and elevations by requesting an amendment Appendix “O” which contains the approved concept plan and elevations. We do anticipate neighborhood involvement with this request. On April 6, 2016, the Planning Commission recommended the City Council approval this request.

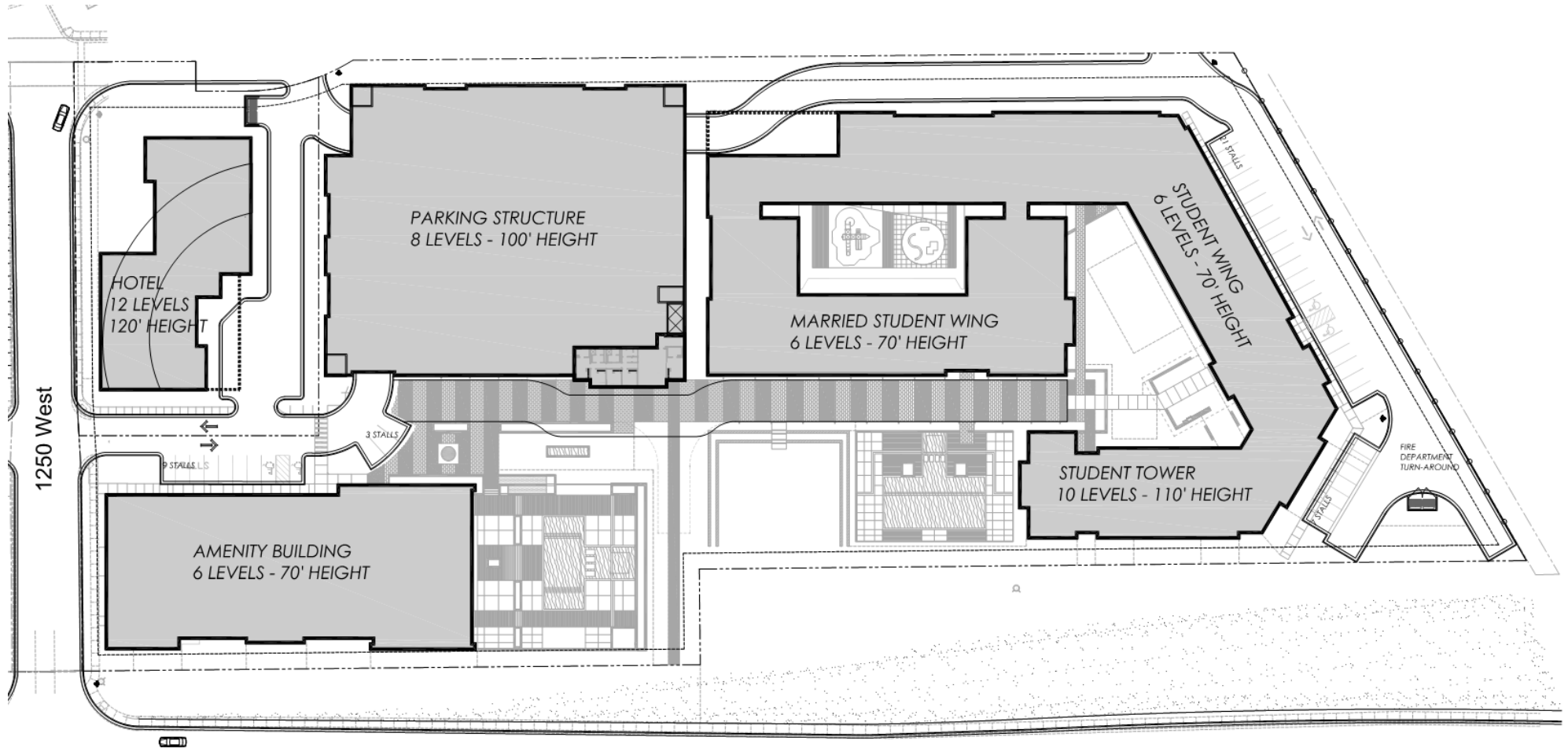
- 927 bedrooms planned
- 1548 occupancy units planned



## Existing Concept Plan



## Proposed Concept Plan

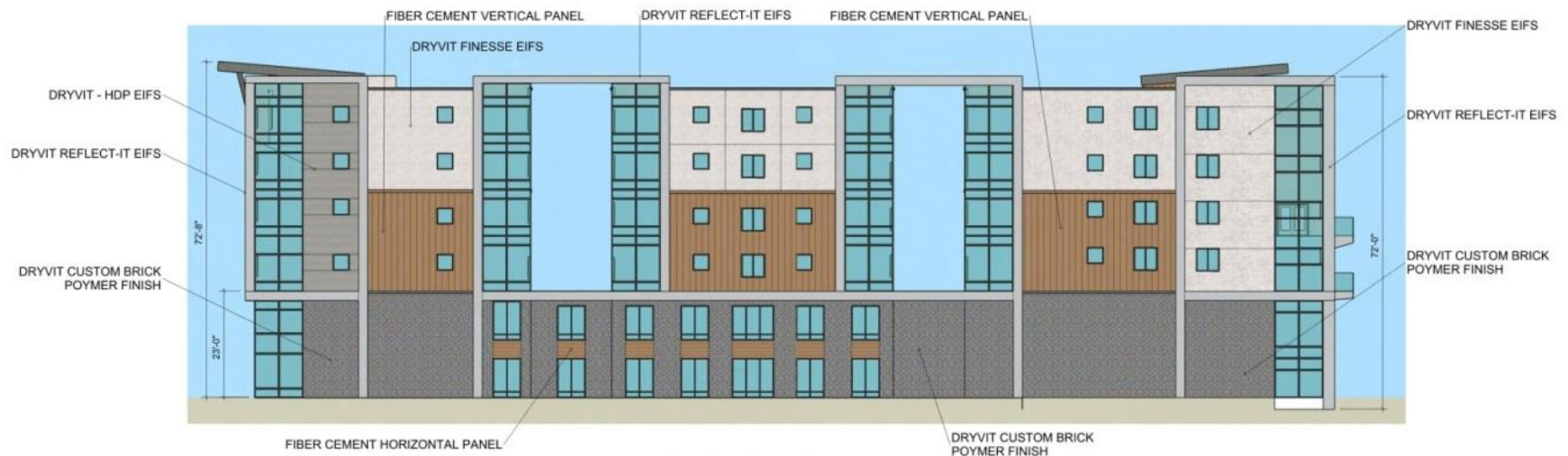


University Parkway





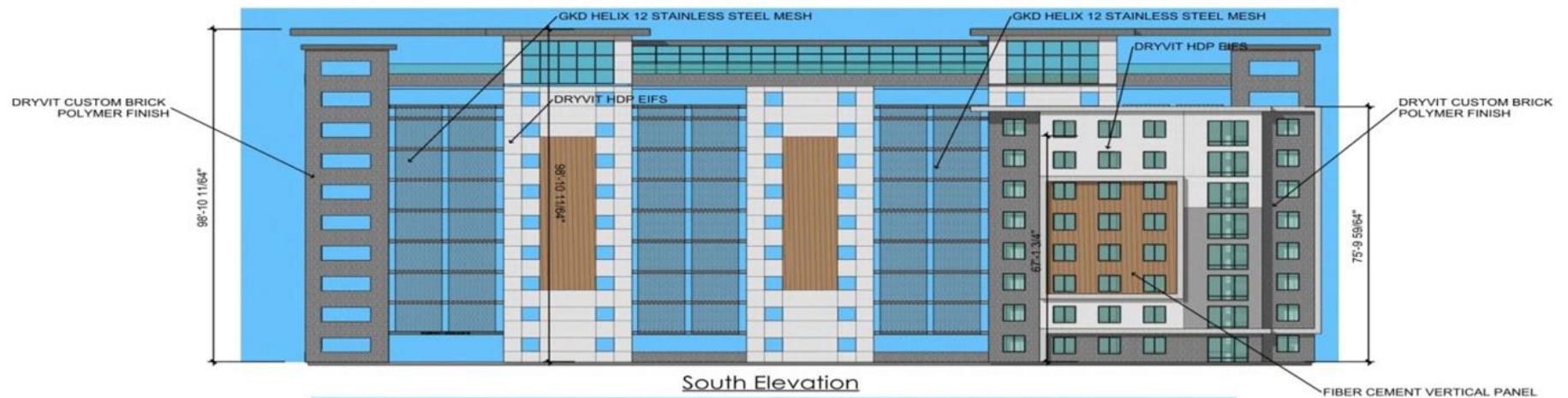




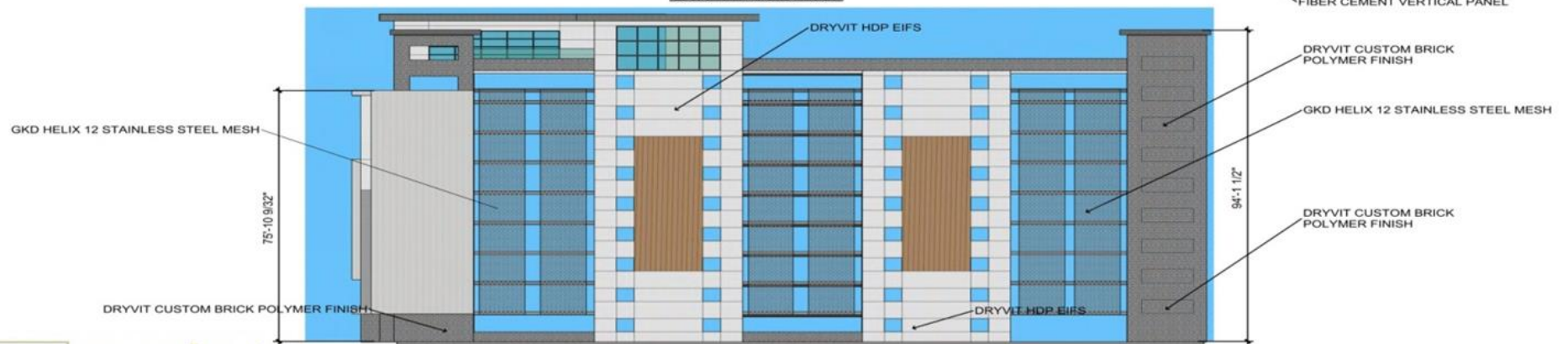
**South Elevation**



**North Elevation**



South Elevation



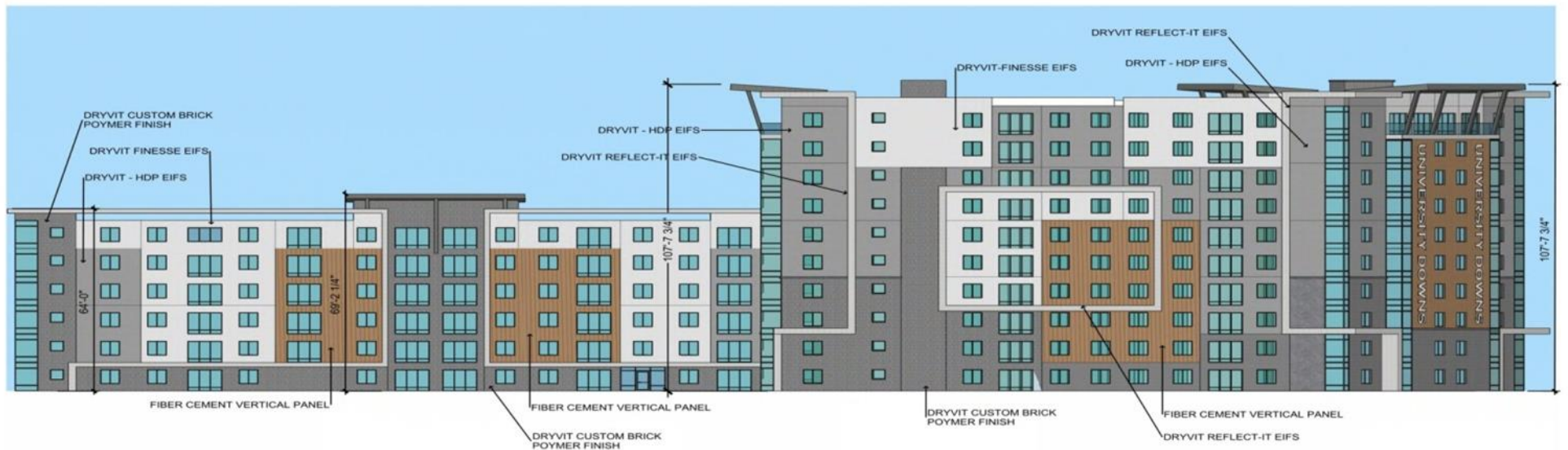
East Elevation



**ae**urbia  
architects and engineers

University Downs  
Parking Structure Elevations





**South Elevation**





**ae** **u r b i a**  
architects and engineers

**University Downs**  
**Student Building**